

lot 10

Ace Business Park, Units 1-18 Mackadown Lane Sheldon, Birmingham B33 0LD

Rent
£250,494 per
annum
exclusive
(subject to
note 6)

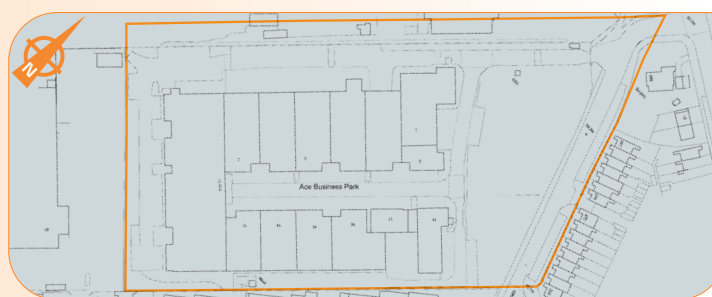
Freehold Industrial Estate Investment

- Multi let industrial park currently arranged as 15 units
- Occupiers include Birmingham Disability Resource Centre, Halfen Limited and Armagard Limited
- Nearby occupiers include Lidl, BJ's Bingo and PGS Courier Logistics
- Approximate site area of 2.82 hectares (6.98 acres)
- Future development potential (subject to consents)



On behalf of
Receivers





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lot 10

Rent
£244,681
per annum
exclusive
(subject to
note 6)

Location

Miles: 6 miles east of Birmingham City Centre
14 miles north-west of Coventry
Roads: A452, M6 (Junction 4), M42 (Junction 26)
Rail: Lea Hall and Marsdon Green Rail
Air: Birmingham International Airport (3 miles south-east)

Situation

The property is situated in the Birmingham suburb of Sheldon, just 6 miles east of Birmingham city centre and 3 miles north-west of Birmingham International Airport. The property is located in a mixed commercial and residential area on Mackadown Lane. Nearby occupiers include Lidl, BJ's Bingo and PGS Courier Logistics.

Description

Ace Business Park comprises a self-contained industrial estate, arranged in a U shape and divided to provide 15 units. The units offer varied space over ground, first and mezzanine level accommodation. The property benefits from on-site parking and has a total approximate site area of 2.82 hectares (6.98 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot. Please refer to special conditions.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1	Ground	Industrial	906.9 sq m	(9,762 sq ft)	HALFEN LIMITED (1)	35 years from 05/10/1988	£31,400	17/11/2018 (04/10/2023)
2 & 2a	Ground	Industrial	234.4 sq m	(2,523 sq ft)	WELCOME CHANGE CIC	3 years from 17/05/2013	£10,000	(16/05/2016)
3	Ground	Industrial	610.1 sq m	(6,567 sq ft)	REGIONAL REPAIR CENTRE	6 years from 24/02/2014 (2)	£18,234	24/02/2017 (23/02/2020)
4a	Ground	Office/Industrial	367.9 sq m	(3,960 sq ft)	VACANT POSSESSION			
4	Ground	Office/Industrial	380.8 sq m	(4,099 sq ft)	GRANGEMOOR FURNITURE 2000 LTD	5 years from 28/01/2011	£28,510	(27/01/2016) (3)
5	Ground Mezzanine		707.60 sq m 167.0 sq m	(7,617 sq ft) (1,798 sq ft)				
6	Ground Mezzanine	Office/Industrial	213.4 sq m 54.2 sq m	(2,297 sq ft) (583 sq ft)	J & S INDUSTRIAL & DOMESTIC SERVICES	Approx 7 years & 3 months from 02/10/2007	£11,500	(31/12/2014) (3)
6a	Ground	Office/Industrial	492.2 sq m	(5,298 sq ft)	WOODPECKER TECHNOLOGY LTD	5 years from 25/07/2011	£32,500	(24/07/2016)
7	Ground		691.6 sq m	(7,444 sq ft)				
8 - 10	Ground	Office/Industrial	1,635.3 sq m	(17,602 sq ft)	ARMAGARD LIMITED	10 years from May 2016 (4)	£50,000 rising by £5,000 annually (4)	May 2021 (May 2026)
11	Ground	Office/Industrial	541.9 sq m	(5,833 sq ft)	SHUSH (UK) LIMITED	5 years from 22/12/2012	£18,550	21/12/2017
12		Office/Industrial	535.6 sq m	(5,765 sq ft)	VACANT POSSESSION			
13 & 14	Ground Mezzanine	Office/Industrial	1,024.30 sq m 72.0 sq m	11,025 sq ft 775 sq ft	FAST FORMS UK LIMITED	10 years from 26/03/2012 (5)	£27,690	26/03/2017 (25/03/2022)
15 & 16	Ground	Office/Industrial	1,180.4 sq m	12,706 sq ft	VACANT POSSESSION			
17 & 17a	Ground First	Office/Industrial	387.0 sq m 228.4 sq m	4,166 sq ft 2,458 sq ft	VACANT POSSESSION (6)			
18 & 18a	Ground First	Office/Industrial	442.8 sq ft 431.5 sq m	(4,766 sq ft) (4,645 sq ft)	BIRMINGHAM DISABILITY RESOURCE CENTRE	5 years from 18/03/2013	£16,000	(18/03/2018)
Substation					MEB	99 years from 10/08/1988	£1	10/08/2018 and five yearly (09/08/2087)
Telecoms Mast					EE LTD	18 years from 29/11/2002	£6,109	29/11/2017 (28/11/2020)
Total			11,138.30 sq m	119,891 sq ft			£250,494 (6)	

(1) The tenant has proposed subletting to Shush (UK) Limited (tenant of Unit 11) at the passing rent. Please refer to legal pack.

(2) The lease provides an option to determine on 24th February 2017.

(3) The tenant is holding over.

(4) The lease is due to complete imminently. Please refer to legal pack. The lease provides annual increases of £5,000 pa until the 2021 review date which is to OMRV. The lease provides an option to determine in May 2021.

(5) The lease provides an option to determine on 21st December 2016.

(6) The seller has received interest from a tenant who has proposed a 9 year lease at £45,650 p.a. with break at the 5th anniversary and rent free period. Please refer to the legal pack.

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